

**Ordinance abandoning and vacating a 20-foot wide portion of a 50-foot wide by 537 feet long utility easement out of Lots 1, 2, 3, 4, and 5, Block 2, Queens Landing Subdivision, located off of Compton Rd near Bentley Ct**

**WHEREAS**, KenMS Home, (Owner) is requesting the closure, abandonment and vacating of 10,078 square feet of an existing utility easement out of Lots 1, 2, 3, 4, and 5, Block 2, Queens Landing Subdivision;

**WHEREAS**, the Owner has paid the application fee for requesting the closing or abandonment of an easement pursuant to Corpus Christi Code Sec. 49-13; and

**WHEREAS**, it has been determined that it is advantageous to the City of Corpus Christi to abandon and vacate a 20-foot portion of a 50-foot wide by 537 feet in length of an existing utility easement.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:**

**SECTION 1.** The City of Corpus Christi ("City") abandons and vacates a 20-foot wide portion of an existing utility easement as shown in **Exhibits "A", "B", and "C"**, located off of Compton Rd near Bentley Ct, with such utility easement being recorded in Volume 2201, Page 298, Deed Records Nueces County, Texas and being out of Lots 1, 2, 3, 4, and 5, Block 2, Queens Landing Subdivision as shown on the plat recorded in Volume 69, Pages 650-651. "**Exhibit A**", which is a Metes and Bounds description and field notes, "**Exhibit B**", which is the graphical representation of the legal description, and **Exhibit "C"** which is a location map, are attached to and incorporated in this ordinance by reference as if it was fully set out herein in their entireties.

**SECTION 2,** This Ordinance is effective upon filing in the real property records of Nueces County, Texas.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by the following vote:

Paulette Guajardo	_____	Jim Klein	_____
Roland Barrera	_____	Mike Pusley	_____
Sylvia Campos	_____	Everett Roy	_____
Gil Hernandez	_____	Dan Suckley	_____
Michael Hunter	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by the following vote:

Paulette Guajardo	_____	Jim Klein	_____
Roland Barrera	_____	Mike Pusley	_____
Sylvia Campos	_____	Everett Roy	_____
Gil Hernandez	_____	Dan Suckley	_____
Michael Hunter	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Paulette Guajardo  
Mayor

STATE OF TEXAS  
COUNTY OF NUECES

EXHIBIT A

Field Notes of 0.231 acre tract being the west 20 feet of a 50 foot pipeline easement closure. Said easement described in a deed recorded in Volume 2201, Page 298, Deed Records Nueces County, Texas. Said easement also being out of Lots 1-5, Block 2, "Queens Landing" as shown on a plat recorded in Volume 69, Pages 650-651, Map Records Nueces County, Texas. Said 0.231 acre pipeline easement being more particularly described as follows:

**COMMENCING** at a 5/8" re-bar found in the south right of way of Compton Road, for the northeast corner of said Lot 1, for the northwest corner of a 0.80 acre tract described in a deed recorded in Volume 2172, Pages 1009-1014, Deed Records Nueces County, Texas, **THENCE** with the south right of way of Compton Road and said Lot 1, South 78°10'08" West, a distance of 39.31 feet to a point in the south right of way of Compton Road, in the north line of Lot 1, and for the northeast corner of this survey.

**THENCE** South 28°25'50" West, a distance of 512.44 feet to a point in the north line of a 50 foot drainage easement and right of way dedication as shown on said "Queens Landing", and for the southeast corner of this easement.

**THENCE** with the common line of said 50 foot drainage easement, and this easement, North 61°32'05" West, a distance of 20.00 feet to a point in the north line of said 50 foot drainage easement, and for the southwest corner of this easement.

**THENCE** North 28°25'50" East, a distance of 495.50 feet to a point in the south right of way of Compton Road, in the north line of said Lot 1, and for the northwest corner of this easement, from **WHENCE** a 5/8" re-bar found in the north line of said Lot 1, bears South 78°10'08" West, a distance of 30.32 feet.

**THENCE** with the common line of the south right of way of Compton Road, Lot 1, and this easement, North 78°10'08" East, a distance of 26.20 feet to the **POINT OF BEGINNING**, and containing 0.231 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein is correct to the best of my knowledge and belief.



Ronald E. Brister, RPLS No. 5407

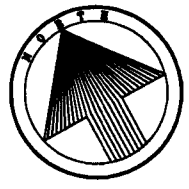
Date: May 11, 2023.



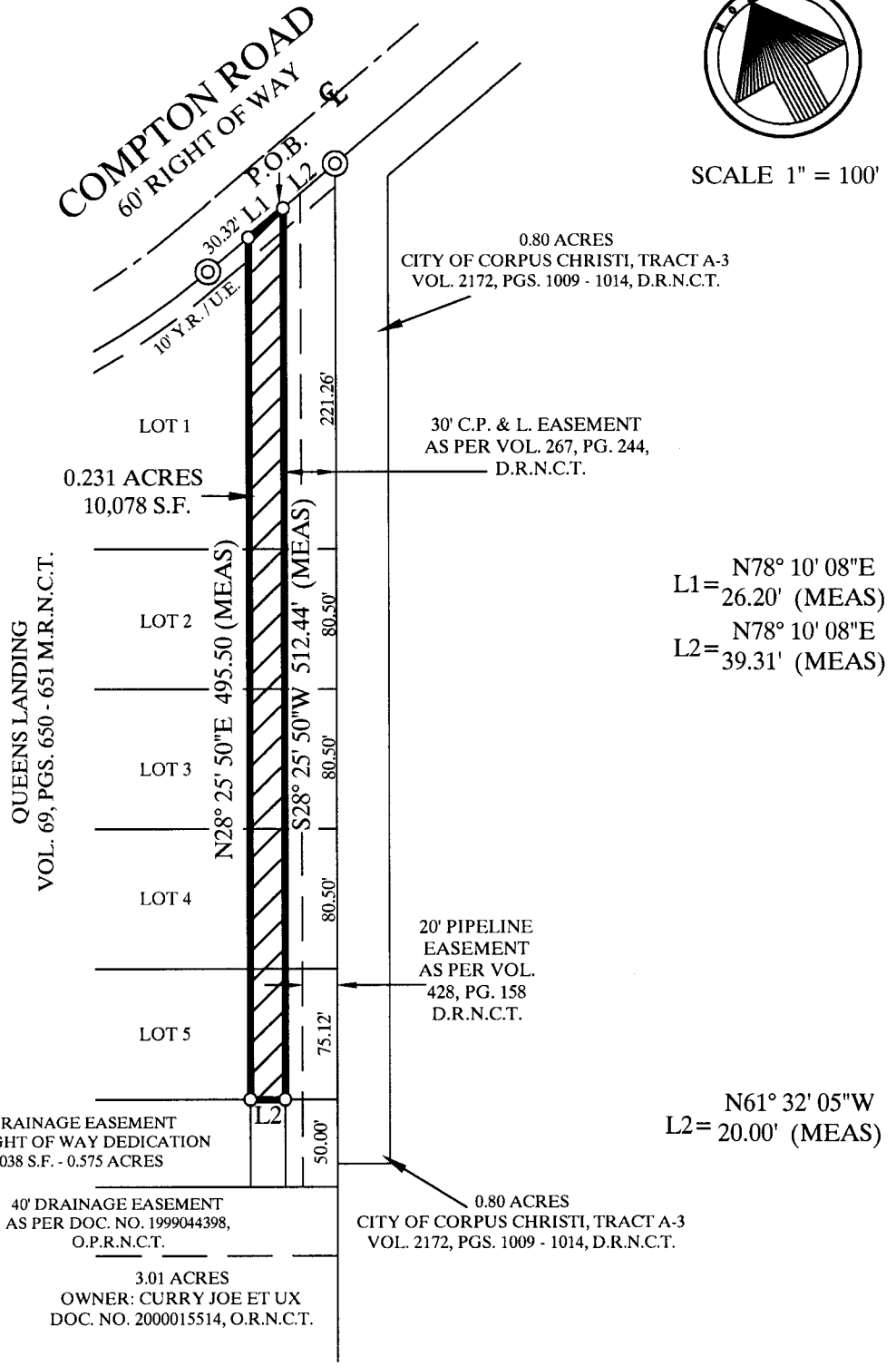
Job No. 230764

SURVEY OF  
 0.231 ACRE TRACT BEING THE WEST 20 FEET OF A 50 FOOT PIPELINE EASEMENT CLOSURE. SAID EASEMENT DESCRIBED IN A DEED RECORDED IN VOLUME 2201, PAGE, 298, DEED RECORDS NUECES COUNTY, TEXAS SAID EASEMENT ALSO BEING OUT OF LOTS 1-5, BLOCK 2, "QUEENS LANDING" AS SHOWN ON A PLAT RECORDED IN VOLUME 69, PAGES 650 - 651, MAP RECORDS NUECES COUNTY, TEXAS.

THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



SCALE 1" = 100'



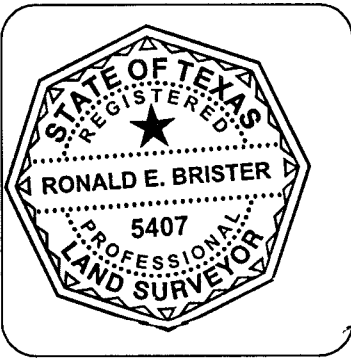
○ = EASEMENT CORNER  
 ⊙ = FOUND 5/8" RE-BAR

EXHIBIT B PAGE 2 OF 2



### Brister Surveying

4455 South Padre Island Drive Suite 51  
 Corpus Christi, Texas 78411  
 Off 361-850-1800  
 Fax 361-850-1802  
 Bristersurveying@corpus.twcbc.com  
 Firm Registration No. 10072800



- NOTES:
- 1.) TOTAL SURVEYED AREA IS 0.231 ACRES.
  - 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
  - 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
  - 4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

THIS EASEMENT DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

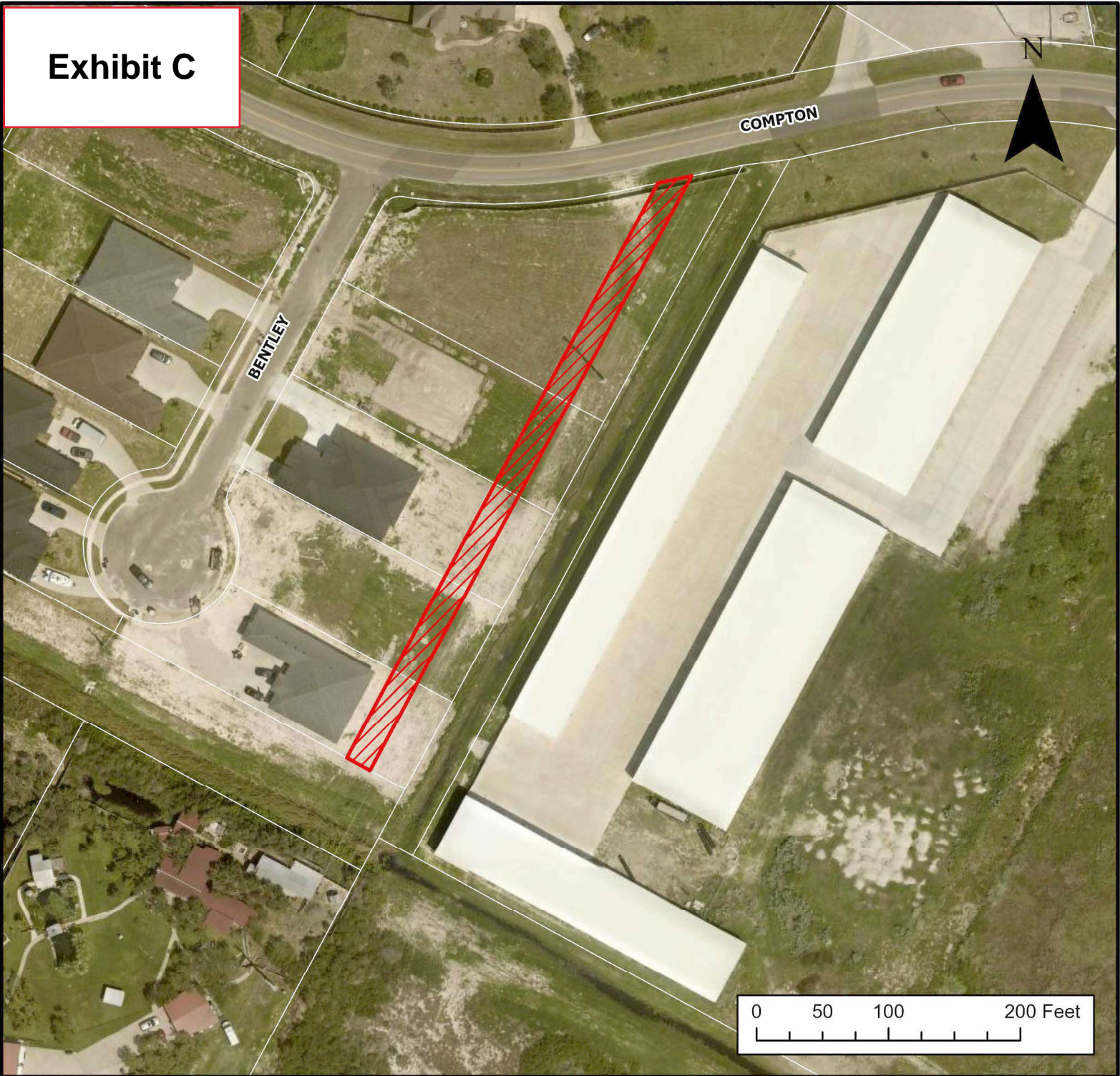
I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS EASEMENT OF THE PROPERTY LEGALLY DESCRIBED HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Ronald E. Brister*  
 RONALD E. BRISTER R.P.L.S. NO. 5407

SURVEY DATE MAY 11, 2023

JOB NO. 230764

# Exhibit C



## Location Map

Queens Landing  
Easement Enclosure

Approx. 10,078 Square Feet



Date: 5/17/2023

Department of Development Services